



11 Gorse Close

Brampton Bierlow, Rotherham, S63 6HW

Offers Over £299,950



A TRULY UNIQUE OPPORTUNITY has arisen to purchase this SPACIOUS THREE/FOUR BEDROOM DETACHED FAMILY HOME located in the sought after residential area of Brampton Bierlow.

Presenting an extended three-bedroom detached home situated in a sought-after location, this property is impeccably presented and finished to a high standard throughout. The garage conversion offers a versatile space that can be utilised as a fourth bedroom, sitting room, or children's playroom, catering to various lifestyle needs.

The property benefits from a utility extension that includes a downstairs WC, adding convenience to daily living. The kitchen area has been extended to enhance functionality and is semi open-plan with the adjoining sunroom, which serves as a bright and inviting dining space ideal for family meals.

CALL BEECROFT ESTATES TO BOOK YOUR VIEWING !



GROUND FLOOR

ENTRANCE HALL

Having radiator and stairs which rise to the first floor landing.

LOUNGE

Having a double glazed bay style window to the front elevation, this spacious room has a handy understairs storage cupboard, double doors which lead to the kitchen area and radiator.

BREAKFAST KITCHEN

This beautifully extended breakfast kitchen is the perfect space for family gatherings, offering a blend of style and functionality. The kitchen is equipped with a variety of high-quality worktop surfaces, including a sleek Quartz area with a fitted induction hob, durable Granite work surfaces, and a warm solid wood countertop that houses a ceramic sink unit. The space also includes an integrated double oven and a convenient breakfast seating area with a Granite worktop. Double doors open to the garden, allowing for easy indoor-outdoor living. The kitchen seamlessly connects to an open-plan dining area, making it an inviting space for both everyday meals and special occasions.

SUN ROOM/DINING ROOM

This dining area overlooks the rear garden, providing a picturesque view while you dine. The space is equipped with a radiator, ensuring comfort throughout the year.

BEDROOM FOUR/SITTING ROOM

The garage conversion offers a versatile space, currently utilised by our vendor client as a music room, but adaptable to suit any need. It features a front-facing double-glazed window and a radiator, ensuring a comfortable and well-lit environment.

UTILITY

As a side extension to the property, this room is equipped with a solid worktop surface, wall and base units, a ceramic sink, and plumbing, offering additional functionality and convenience.

DOWNSTAIRS WC

Comprising a WC and wash hand basin.

FIRST FLOOR

MASTER BEDROOM

Having a range of fitted wardrobes, double glazed window to the front elevation, door to the en suite shower room and radiator.

EN-SUITE

Having a three piece suite comprising of a shower cubicle, low flush WC and wash basin. Here there is partial tiling to the walls, central heating radiator, double glazed window to the side elevation and extractor fan.

BEDROOM TWO

Having a double glazed window to the rear and radiator.

BEDROOM THREE

A double glazed window to the front elevation and radiator.

HOUSE BATHROOM

Having a three piece suite comprising of a panel bath, pedestal wash basin and low flush WC. Here there is a double glazed window to the rear elevation, part tiled walls extractor fan and central heating radiator.

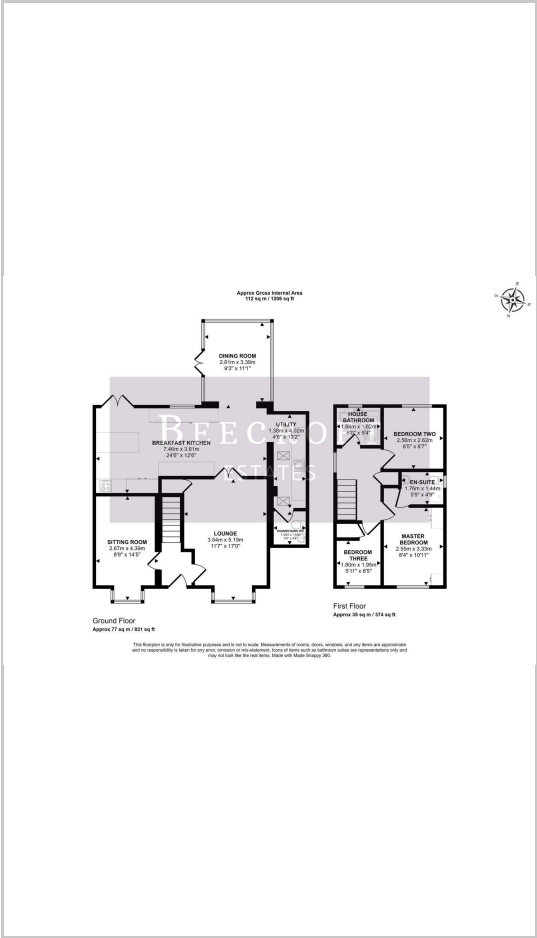
OUTSIDE

To the front of the property is a driveway providing ample off street parking and gated side access to the rear enclosed garden. The rear garden has two decked areas, feature flagged area with remainder being Artificial Grass.

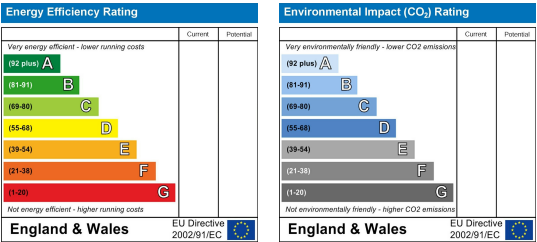
Area Map



Floor Plans



Energy Efficiency Graph



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